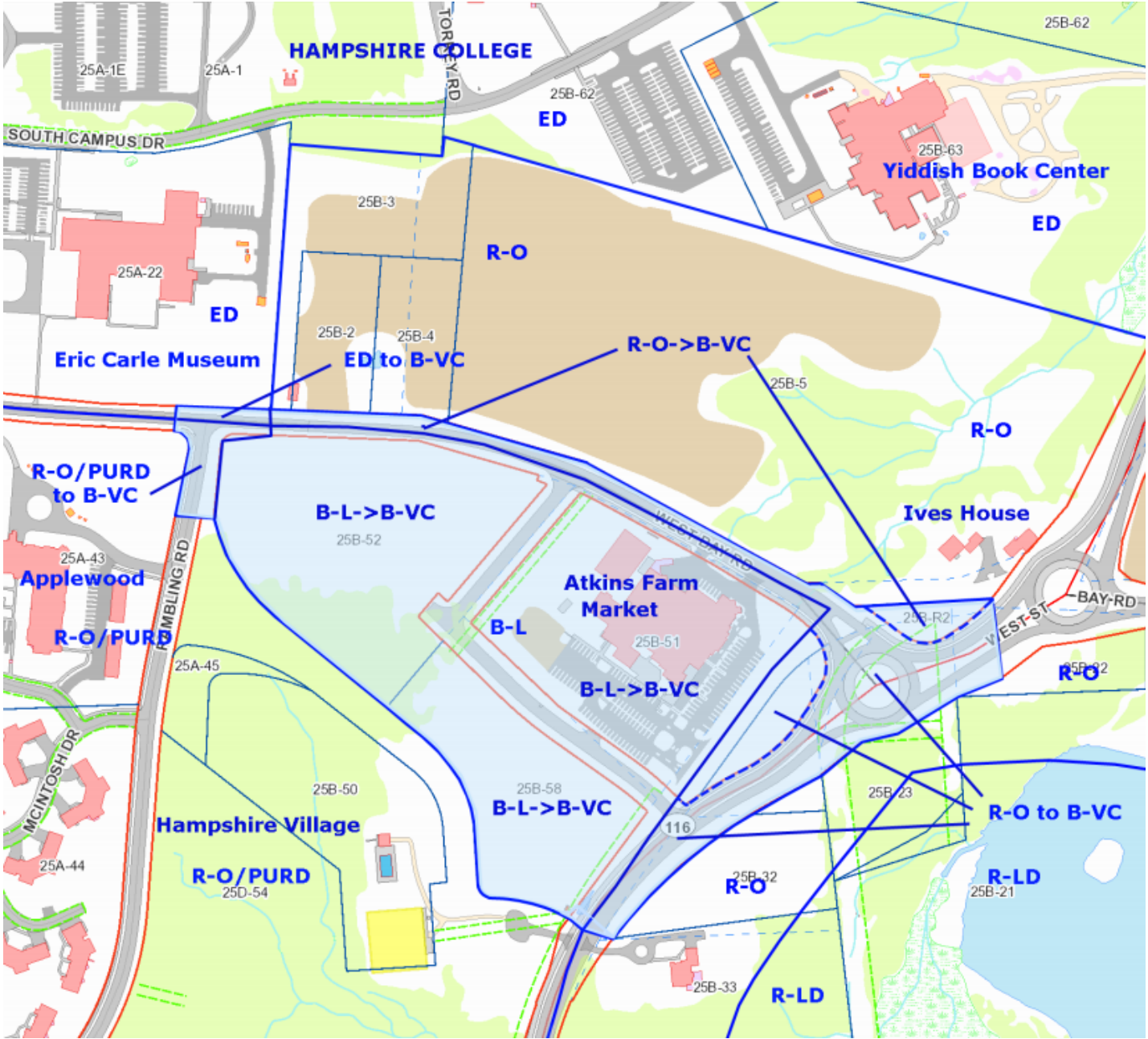


Slide 1: Statement of zoning article

Article 25 seeks approval to amend the Official Zoning Map by changing the zoning designation from Limited Business (B-L) to Village Center (B-VC) for five parcels, including the Atkins Farm Market property, and portions of adjacent public ways in Atkins Corner Village Center.

Slide 2: Figure 1 – Proposed Atkins Corner Rezoning areas affected in light blue



Slide 3: Minor differences in how Uses are regulated

Limited Business (B-L)

Congregate housing prohibited

Special Permit required for taxi service offices

Special Permit required for veterinary offices and kennels

Special Permit for auto / truck rental, vehicle sales, auto parts stores that do installation and repairs

Village Center Business (B-VC)

Congregate housing allowed by Special Permit

Site Plan Review for taxi service offices

Veterinary offices and kennels prohibited

Auto / truck rental, vehicle sales, auto parts stores that do installation and repairs are prohibited

Slide 4: Mixed-Use Buildings – B-VC vs. B-L Dimensions

Limited Business (B-L):

20,000 sq. ft. of minimum lot area required if one residential unit is present.

Additional 4,000 sq. ft. required for each additional unit

For a mixed use building with 10 units:

20,000 sq. ft. (first unit) + 36,000 sq. ft. (9 x 4,000 sq. ft.) = 56,000 sq. ft. (1.29 acres) required

Village Center Business (B-VC):

No minimum lot area required for mixed-use buildings

Example:

Three story mixed-use building on 20,000 sq. ft. lot

35% max. building coverage = 7,000 sq. ft. footprint

6-10 units/floor x two upper floors above shops or offices = 12-20 units possible

Twice as many dwelling units on less than half (36%) as much land = Village center density.

More environmentally responsible and sustainable.

Slide 5: B-VC vs. B-L – General Dimensions

	Current <u>B-L</u> →	Proposed <u>B-VC</u>	Differences <u>under B-VC</u>
Basic Min. Lot Area	20,000 ^b	15,000 ^b	Smaller lot area required for selected residential uses (see b. below)
Add'l Lot Area/Family	4,000	2,500 ^{ab}	No additional lot area required per dwelling unit, allowing desired village center densities
Min. Frontage	125 ^b	60 ^b	Less frontage needed for selected residential uses (see b. below)
Min./Max. Front Setback ^a	20	10/20	Buildings set back no more than 10-20 feet, creating a pedestrian ‘street’
Min. Side/Rear Yards	25 ^a	10 ^a	Buildings set closer together with pedestrian connections between
Max. Building Coverage (%)	35	35 ^a	Building coverage the same, but can be modified in B-VC (see a. below)
Max. Lot Coverage (%) ^o	70	70	Same lot coverage, but arranged differently
Max. Floors ^a	3	3	Same number of floors, both can be modified
Min./Max. Height ⁿ	35	16/40	Minimum height, allows peaked roofs

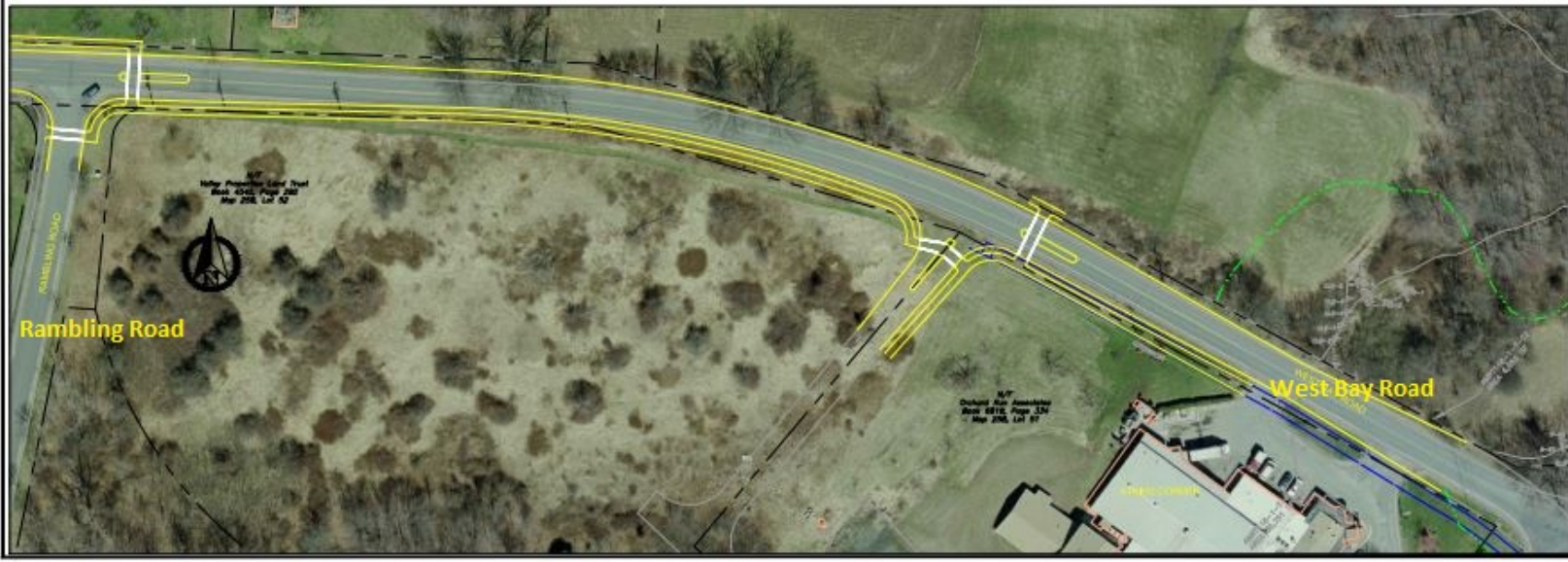
Footnotes cited

- a. Requirement may be modified under a Special Permit, issued by the Special Permit Granting Authority authorized to act under the applicable section of this bylaw. In applying the criteria established in Section 10.395, the Special Permit Granting Authority shall consider the proposed modified dimensional requirement in the context of the pattern(s) of the same dimensions established by existing buildings and landscape features in the surrounding neighborhood.
- b. Applies to Residence Uses only (Section 3.32). In the B-G, B-VC and B-N districts, the Basic Minimum Lot Area shall apply only to the first dwelling unit on the ground floor of subdividable dwellings and converted dwellings. For townhouses, apartments, buildings containing dwelling units in combination with stores or other permitted commercial uses, and other permitted multi-unit residential uses in these districts, the Basic Minimum Lot Area, Additional Lot Area/Family, and Basic Minimum Lot Frontage requirements shall not apply.
- n. See Section 6.19 for interpretation.
- o. See Section 6.18.

Slide 6: The results of B-VC zoning (left) vs. B-L zoning (right)



Slide 7: Aerial photos showing DPW conceptual designs for West Bay Road crosswalks and sidewalks



NO.	DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	
2	CONCEPTUAL DESIGN	
3	CONCEPTUAL DESIGN	
4	CONCEPTUAL DESIGN	
5	CONCEPTUAL DESIGN	
6	CONCEPTUAL DESIGN	
7	CONCEPTUAL DESIGN	
8	CONCEPTUAL DESIGN	
9	CONCEPTUAL DESIGN	
10	CONCEPTUAL DESIGN	

JOB NAME:	LOCATION:	DATE:
TOWN OF AUGUST	BRIDGEVIEW DIVISION	08-25-2023
30 SOUTH PLUMANT AVENUE	AUGUST, MA 02033	

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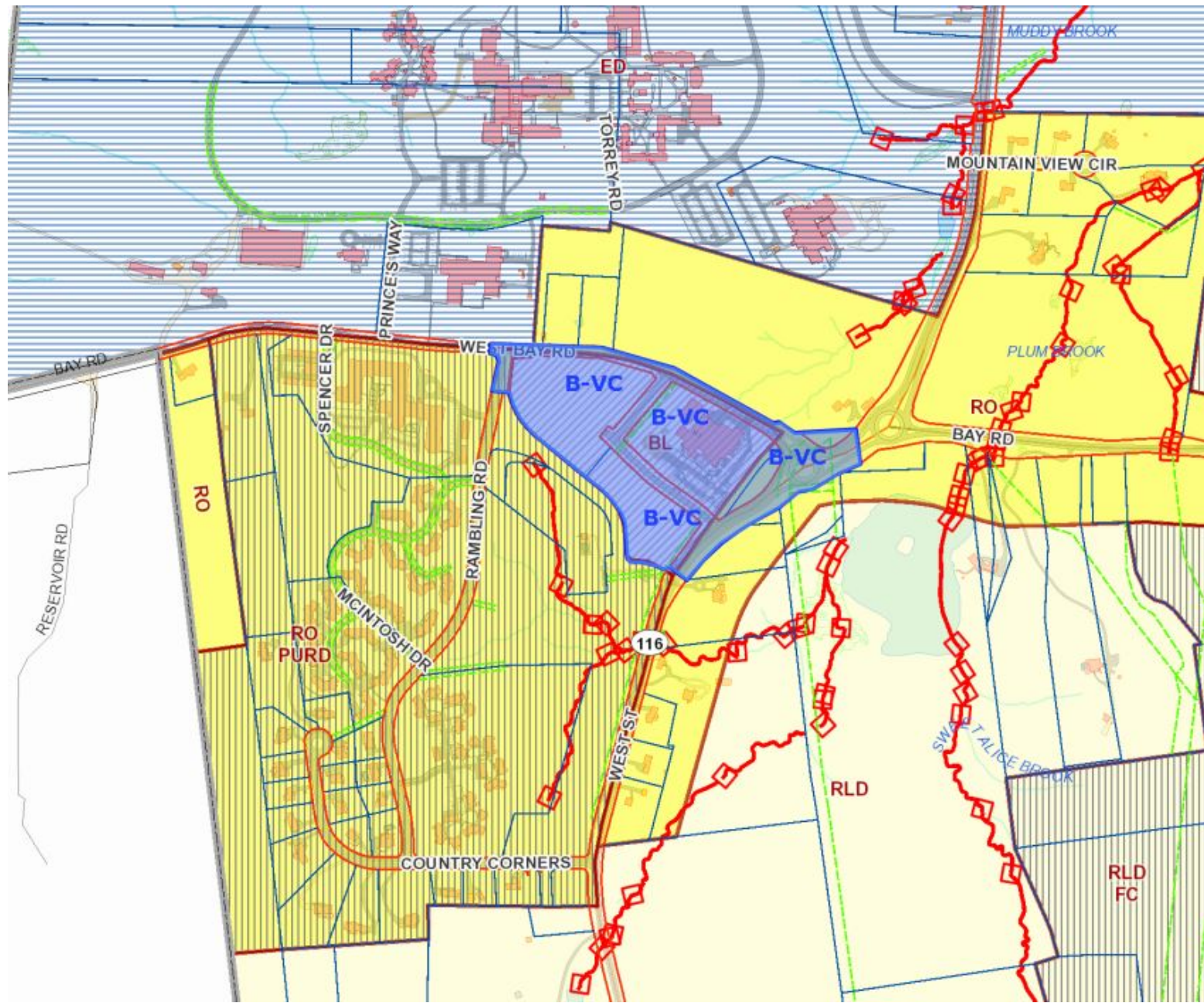
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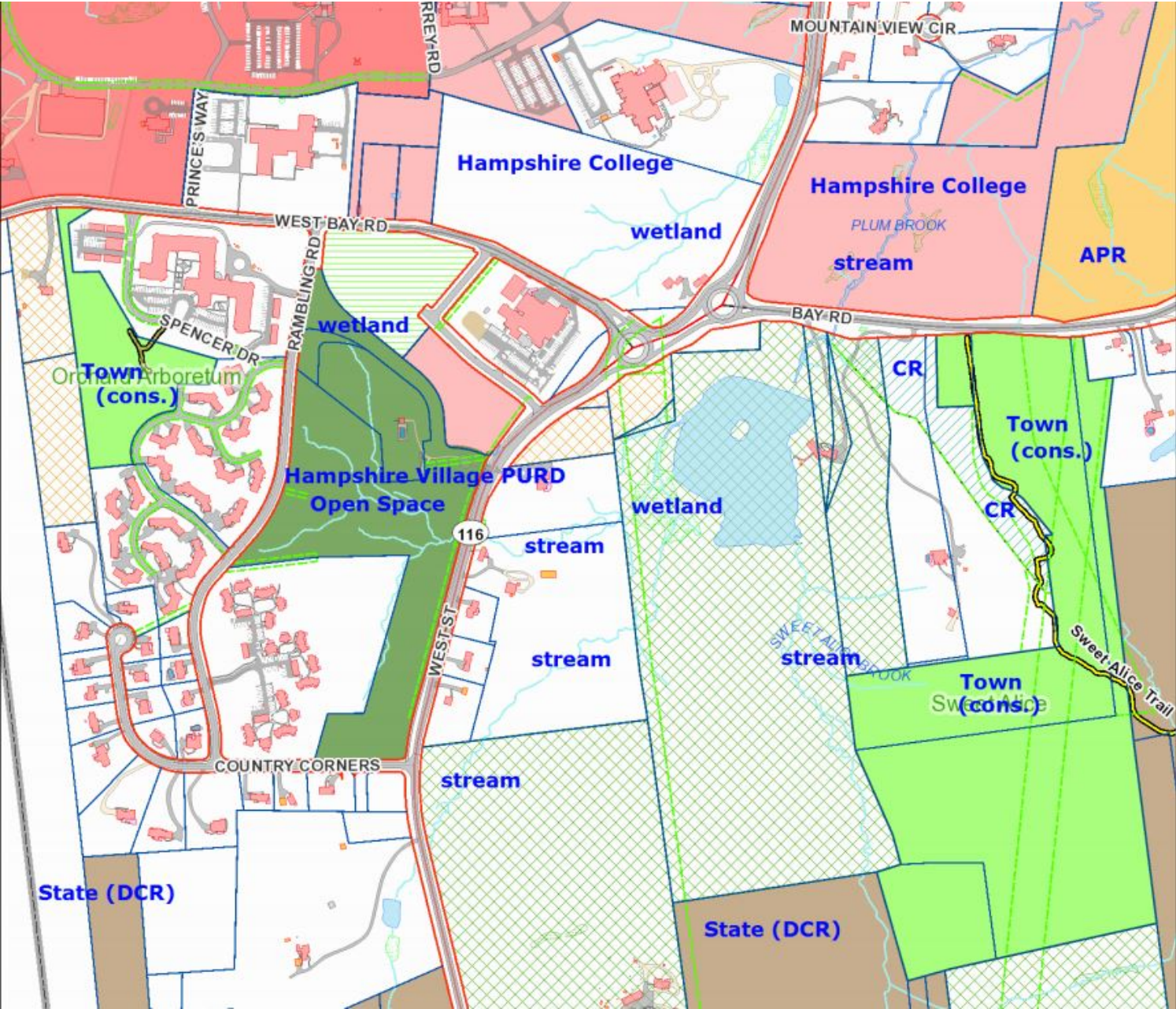
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Extra slides

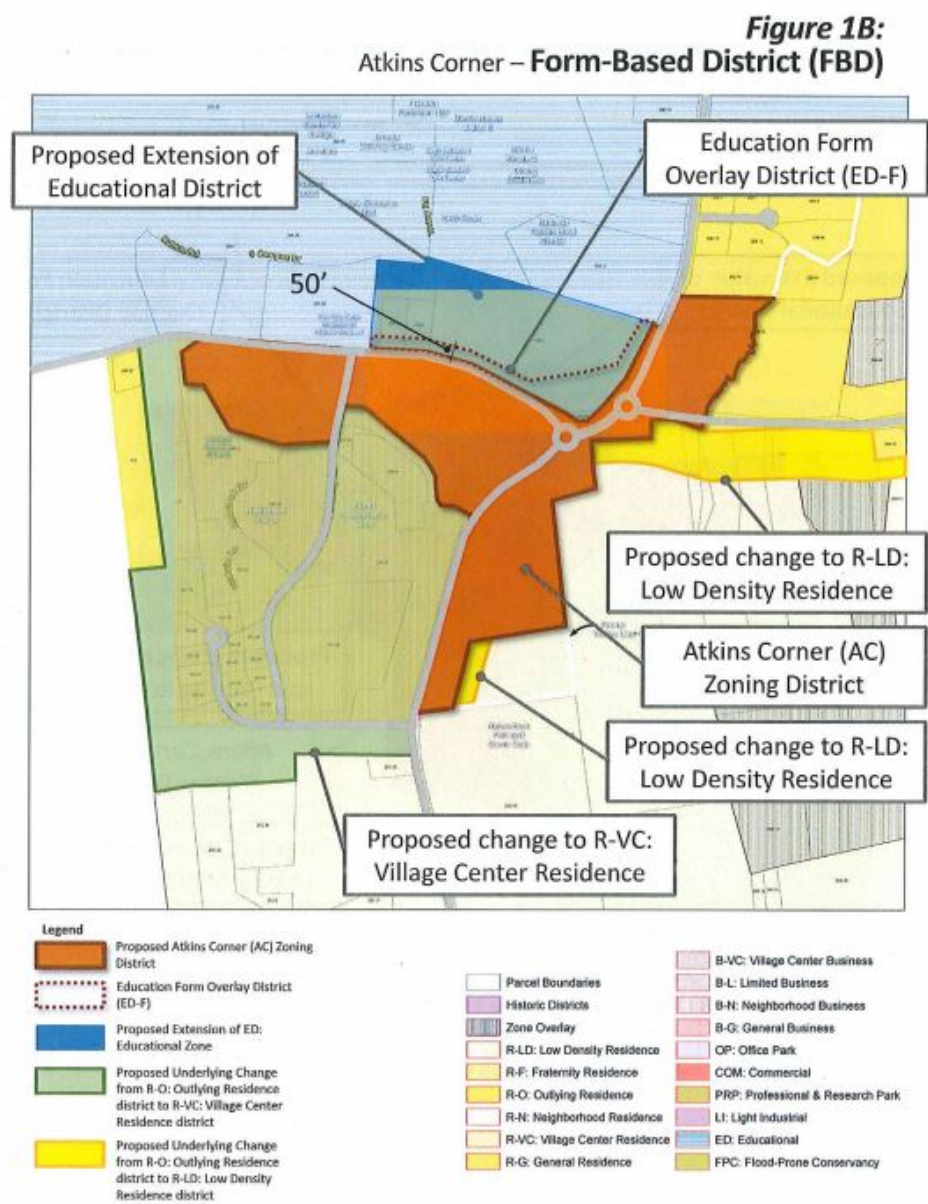
Wider view of Atkins Corner area, showing zoning districts surrounding the core area



Atkins Corner area – Existing Protected Lands



Proposed Atkins Corner Rezoning, Fall 2011 (Form Based Zoning)



Proposed Atkins Corner Rezoning, Spring 2012

